

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 400.3 to permit an accessory structure to be
18 feet high in lieu of the required 15 feet.

No basement - need storage area
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1986, at 9:45 o'clock.
Zoning Commissioner of Baltimore County.
(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 13th
Posted for: Variance
Petitioner: Bruce P. Grove, et ux
Location of property: NE corner of Fifth Ave. and Charleston Ave. (300 Fifth Ave.)
Location of Signs: NE corner of Fifth Ave. and Charleston Ave. (300 Fifth Ave.)
Remarks: A.G. Bate
Posted by: A.G. Bate
Number of Signs: 1
Date of Posting: August 18, 1986
Date of return: August 18, 1986

IN RE: PETITION FOR ZONING VARIANCE
NE corner of Fifth Avenue and Charleston Avenue (300 Fifth Avenue)
13th Election District
Bruce P. Grove, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-112-A

The Petitioners herein request a zoning variance to allow an accessory structure (garage) height of 18 feet in lieu of the permitted 15 feet.
Testimony by the Petitioners indicates that the existing dwelling has no basement and extremely limited storage space. They propose to construct a single-car garage with a barn roof, and no plumbing or electricity. The size of the proposed building, in addition to the steps to the left portion, would provide needed storage space.
There were no Protestants.
After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of September 1986, that the herein request for a zoning variance to permit an accessory structure height of 18 feet, in accordance with the plan submitted, is hereby GRANTED from and after the date of this Order.
J. M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Mr. & Mrs. Bruce P. Grove
300 Fifth Avenue
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
NE corner of Fifth Avenue and Charleston Avenue
13th Election District
Case No. 87-112-A

Dear Mr. & Mrs. Grove:
Please be advised that your request for a zoning variance in the above referenced Petition, has been granted in accordance with the attached Order.
If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. M. H. Jung
Deputy Zoning Commissioner

JMH:bjjs
Attachments
cc: People's Counsel

6/19/86

Beginning at a point on the northeast corner of Fifth Avenue (50' wide) and Charleston Avenue (50' wide) and being Lot No. 873 and 874 as shown on the plat of "Langdowns", which is recorded in the Land Records of Baltimore County in Plat Book 1, Folio 49.

Known as 300 Fifth Avenue in the 13th Election District.

RE: PETITION FOR VARIANCE
NE corner of Fifth Ave. and Charleston Ave. (300 Fifth Ave.)
13th District
BRUCE P. GROVE, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-112-A

ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bruce P. Grove, 300 Fifth Ave., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman
Deputy People's Counsel

PETITION FOR ZONING VARIANCE
13th Election District
Case No. 87-112-A

LOCATION: Northeast Corner of Fifth Avenue and Charleston Avenue (300 Fifth Avenue)
DATE AND TIME: Tuesday, September 16, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit an accessory structure 18 feet high in lieu of the permitted 15 feet

Being the property of Bruce P. Grove, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 14, 1986
Mr. Bruce P. Grove
Mrs. Ellen N. Grove
300 Fifth Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
NE corner of Fifth Ave. and Charleston Ave. (300 Fifth Ave.)
13th Election District
Bruce P. Grove, et ux - Petitioners
Case No. 87-112-A

Dear Mr. and Mrs. Grove:

This is to advise you that \$50.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing or the Order is issued.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025513
Baltimore County, Maryland, and
Towson, Maryland

DATE
AMOUNT \$
RECEIVED FROM
FOR
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 30, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson Maryland 21204

RE: Property Owner: Bruce P. Grove, et ux

Location: NE/C Fifth Avenue and Charleston Avenue

Item No.: 14 Zoning Agenda: Meeting of 7/22/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

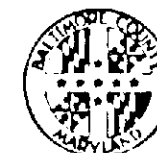
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 7-3186
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 31, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 14 Zoning Advisory Committee Meeting are as follows:

Property Owner: Bruce P. Grove, et ux
Location: NE/C Fifth Avenue and Charleston Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85